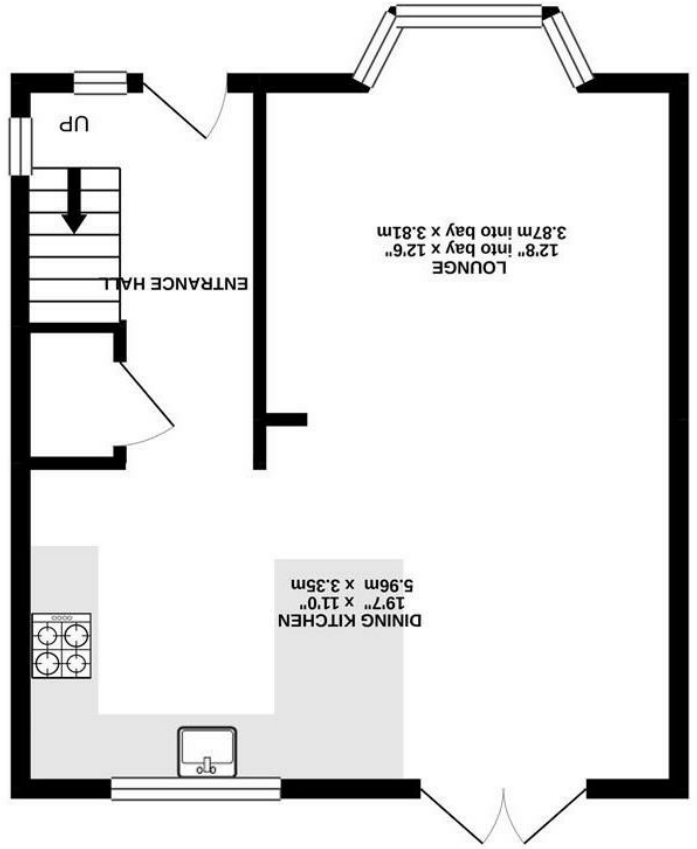
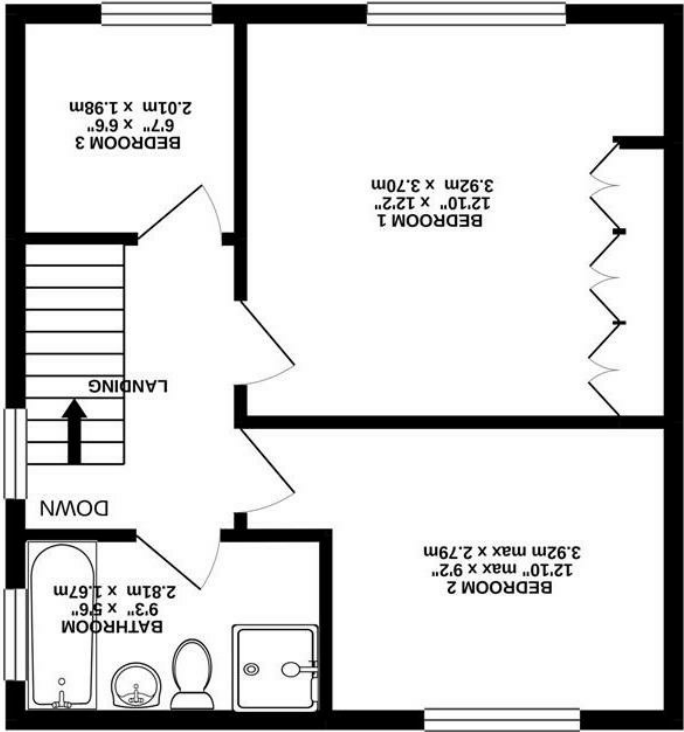


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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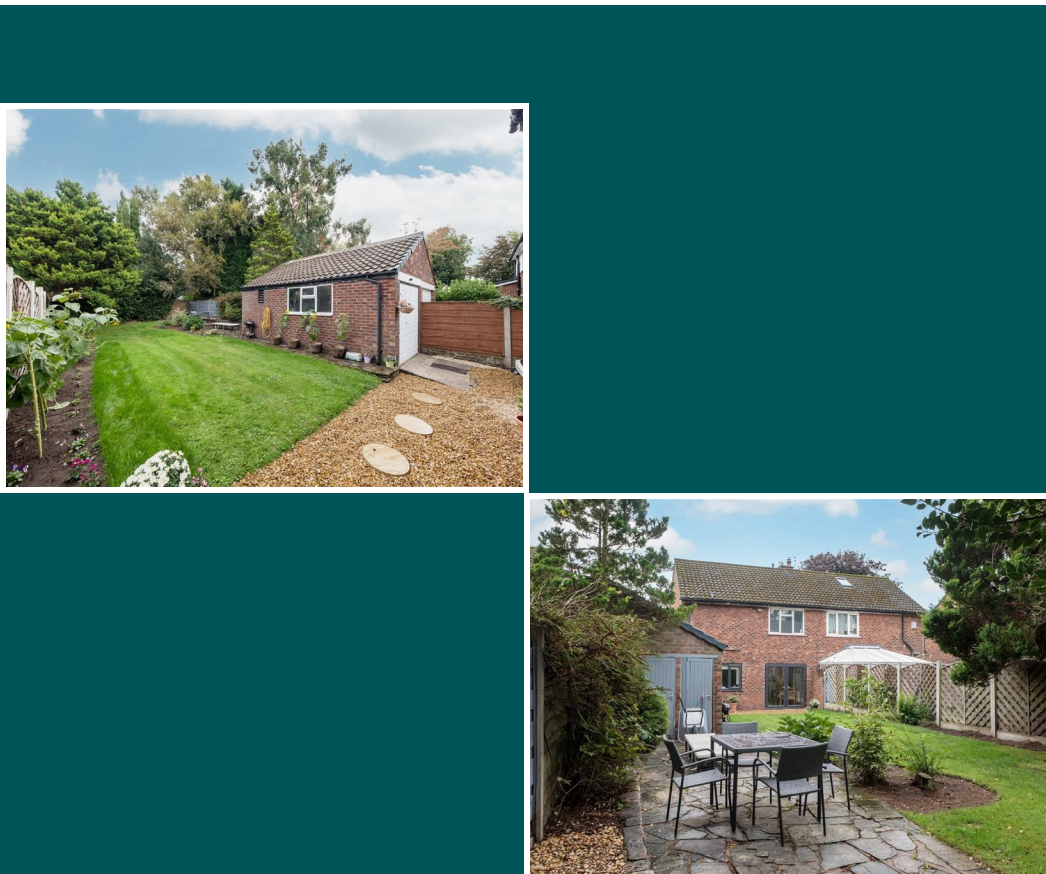
GROUND FLOOR
 422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
 410 sq.ft. (38.1 sq.m.) approx.



£420,000



31 SANDIWAY
 KNUTSFORD
 WA16 8BU



COUNCIL TAX BAND:



NO CHAIN A beautifully refurbished three bedroom semi-detached house, with a large rear garden, detached brick garage and ample off-road parking, situated close to the end of a popular residential cul-de-sac located within a short walking distance of the town centre.

The property has recently undergone a comprehensive scheme of refurbishment, including a full rewire and new boiler, plumbing & radiators throughout. Offering stylishly appointed accommodation including a wonderful open plan kitchen and living space with French doors leading out to a large and private rear garden. There are three bedrooms on the first floor level two of which are generous double proportions and all share the use of a beautifully presented bathroom.

Location

Knutsford is an attractive small market town, well known for its narrow streets and many interesting and historic buildings. Tatton Park, Cheshire's premier historic estate is close to hand and affords delightful country walks. The town offers an excellent range of shops, social and recreational amenities. There are access points to the M6 and M56 motorways close by and Knutsford's Railway Station lies on the main Manchester to Chester line and Manchester International Airport is only 20 minutes away by car.

Entrance Hall

Double glazed door to front with opaque side window. Luxury vinyl tiled flooring and stairs to the first floor. Opaque double glazed window to side.

Kitchen (open to living room)

Fitted with a matching range of cream coloured shaker style in frame cabinets, with wooden worktops incorporating a peninsula island and an Undermount Belfast style sink. Integrated appliances include a single electric oven, four ring induction hob with glass canopy cooker hood above and a built-in dishwasher.

Open Plan Living Room

With luxury vinyl tiled flooring through out, a large double glazed bay window to the front and double glazed French doors to the rear garden. Fireplace with tiled hearth and connection for an electric fire (flu suitable for real fire if required).

First Floor Landing

Opaque double glazed window to side and loft access to the roof void.

Bedroom One

A generous double bedroom with a double glazed window to the front and a range of built-in wardrobes to one wall.

Bedroom Two

A good sized double bedroom with a double glazed window to the rear.

Bedroom Three

Double glazed window to front.

Bathroom

Refitted with a contemporary style suite comprising of a panelled bath, a wall hung vanity wash basin, low-level WC and a fully tiled shower enclosure. Attractive marble effect tiling, chrome ladder towel rail, and opaque double glazed window to the side.

Externally

To the front of the property is a double width gravel driveway which runs to the side of the house. There is a flat lawn garden fronted by an ornamental brick wall.

The rear garden is large in size and enclosed by a combination of panel fencing, tall mature hedges, and a number of trees. The garden is laid mostly to lawn with wide stocked flower beds and borders, with a gravel bed patio area situated to the rear of the house.

Detached Brick Garage

With open over doors to front and a window to side. Water and electric.

Tenure

We believe the property to be freehold.

Services

We believe the following services to be connected to the property : Water, gas, electricity and mains drainage

Market Appraisal

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.